



Culm Pyne House Hemyock, Cullompton EX15 3SR

A superb 4 bedroomed detached house with stunning, uninterrupted West facing views set in grounds of 1.2 Acres with formal gardens to the front, lawns, mature trees, established planting, orchard and a useful range of outbuildings including garage, studio, greenhouse and two stone stores. Culm Pyne House has undergone much refurbishment whilst still offering the potential to extend subject to the necessary permissions.





Features

- Entrance Porch
- Entrance Hall
- Drawing Room with woodburner, exposed beams and door to garden
- Dining Room with woodburner & large Inglenook fireplace
- Utility Room with door to garden
- Fitted Kitchen with oil fired Rayburn providing heating & hot water, separate oven & hob and door to garden
- Walk-in Larder
- Re-fitted downstairs Cloakroom with Fired Earth tiles
- Rear Hall with Library and Study Area
- Master Bedroom with Ensuite Shower Room & wardrobes
- 3 further Bedrooms, Bedroom 2 with fitted wardrobe
- Shower Room
- Re-fitted Family Bathroom
- Separate WC
- Large boarded loft

- Grounds of 1.2 Acres with formal gardens to the front, lawns, mature trees, established planting, orchard and uninterrupted West facing views
- Garage and ample driveway parking
- Useful range of outbuildings including studio, greenhouse and two stone stores
- Oil fired Rayburn
- Pressurised hot water system
- New wool carpets

- Council tax band G
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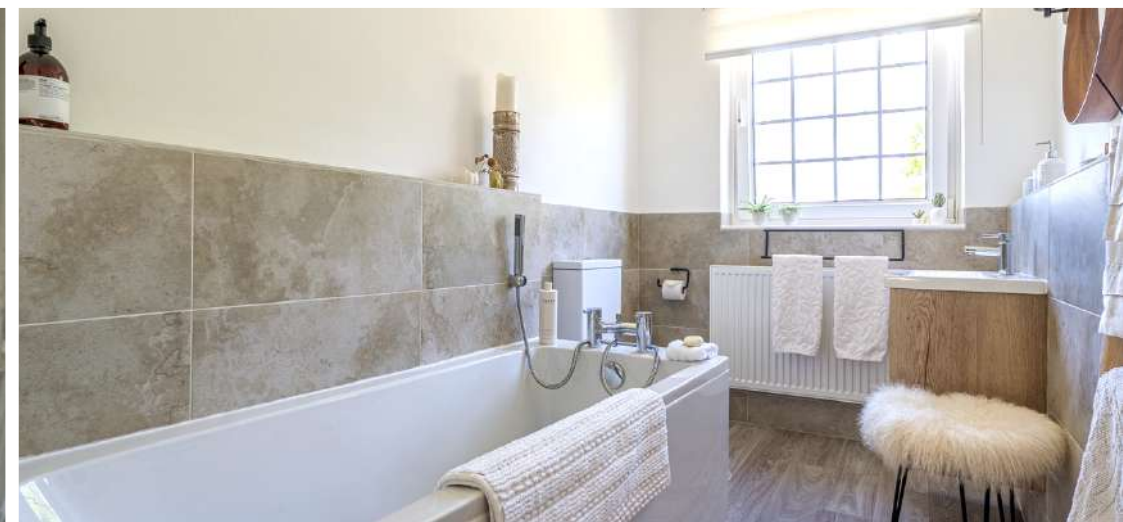














Culm Pyne House is situated on the edge of the thriving village of Hemyock in the Blackdown Hills, designated an Area of Outstanding Natural Beauty and within Uffculme School catchment area. The village benefits from a good range of facilities including Doctors' Surgery, Church, Post Office/Village stores, Pub, further shop, sports/recreational centre and Primary School.

Wellington lies within 4.5 miles with excellent shopping facilities with three major supermarkets including Waitrose and a range of independent shops, health centre, and Wellington School. Taunton and the cathedral city of Exeter are both easily accessible with greater ranges of shops, amenities, sixth form Colleges and Exeter University.



Travel links are convenient with the M5 motorway easily accessible at Junction 26 and mainline rail stations from Tiverton Parkway and Taunton with regular fast services to London Paddington.

Culm Pyne House, Hemyock, Cullompton, EX15 3SR

Approximate Area = 2921 sq ft / 271.3 sq m

Garage = 152 sq ft / 14.1 sq m

Outbuildings = 331 sq ft / 30.7 sq m

Total = 3404 sq ft / 325.4 sq m

For identification only - Not to scale



Viewing strictly through the selling agents:

Robert Cooney

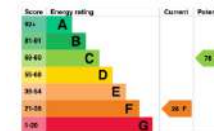
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cooney**

